



NEW YORK STATE DEPARTMENT OF TAXATION & FINANCE  
OFFICE OF REAL PROPERTY TAX SERVICES

APPLICATION FOR REAL PROPERTY TAX  
EXEMPTION FOR RESIDENTIAL-COMMERCIAL URBAN EXEMPTION PROGRAM  
(Real Property Tax Law, Section 485-a)

(Instructions for completing this form are contained in Form RP-485-a-Ins)

1. Name and telephone no. of owner(s)

*RPS has*  
Dans Lodding LLC  
Benderson, Ronald (Dr) Benderson Dev Co inc.

Day No. (94) 359-8303

Evening No. ( ) \_\_\_\_\_

E-mail address (optional) JohnKicinski@benderson.com

2. Mailing address of owner(s)

7978 Cooper Creek Boulevard  
Suite 100

University Park, FL 34201

3. Location of property (see instructions)

*#618*  
620 Delaware Avenue  
Street address

Buffalo, NY 14202

City/Town

Buffalo

School district

Village (if any)

RECEIVED

OCT 13 2017

DEPT. OF ASSESSMENT  
AND TAXATION

Property identification (see tax bill or assessment roll)

Tax map number or section/block/lot 100.70-<sup>5</sup>2-2

4. General description of property for which exemption is sought (if necessary, attach plans or specifications): Former hotel at 620 Delaware Ave, Buffalo, NY 14202

5. Use of Property: Mixed use - Multi tenant building

6. Describe alteration, installation or improvement made to convert the non-residential property to mixed-use: This project required a full renovation to convert property to a mixed use hotel with separate residential and restaurant/commercial use

7. Cost of alteration, installation or improvement: \$8,000,000.00 +/-

8. Date construction of alteration, installation or improvement was commenced: May, 2017

9. Date completed (attach certificate of occupancy or other documentation of completion): June, 2018 (anticipated)

## 10. Other exemptions.

- a. Is the property receiving or has it ever received any other exemption from real property taxation?  
☐ Yes ☒ No

- b. If yes, what exemption was received? \_\_\_\_\_ When? \_\_\_\_\_

Were payments in lieu of taxes made during the term of that exemption? \_\_\_\_\_

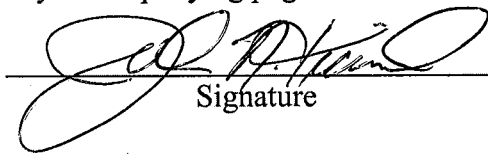
If so, attach a schedule showing the amounts and dates of such payments, and the purposes for which such payments were made (i.e., school district, general municipal, etc.). Also attach any related documentation, such as a copy of the agreement under which such payments were made.

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**CERTIFICATION**


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I, John N. Kicinski, hereby certify that the information on this application and any accompanying pages constitutes a true statement of facts.

  
 Signature

10/11/17  
 Date

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**FOR ASSESSOR'S USE**


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1. Date application filed: 10/13/17      2. Applicable taxable status date: 12/1/18  
 3. Action on application: ☒ Approved ☐ Disapproved  
 4. Assessed valuation of parcel in first year of exemption: \$ 3,800,000.  
 5. Increase in total assessed valuation in first year of exemption: \$ 2,640,000.  
 6. Amount of exemption in first year:

	Percent	Amount
County	<u><del>100%</del></u>	\$ <u>0</u>
City/Town	<u>100%</u>	\$ <u>2,640,000.</u>
Village	<u>—</u>	\$ <u>—</u>
School District	<u>100%</u>	\$ <u>2,640,000.</u>

J McCabe  
 Assessor's signature

12/19/18  
 Date



VIA CERTIFIED MAIL - RRR

October 11, 2017

Martin Kennedy, Commissioner  
City of Buffalo  
65 Niagara Square  
Room 101  
Buffalo, NY 14202

RECEIVED

OCT 13 2017

Re: Former Holiday Inn  
620 Delaware Avenue  
Buffalo, NY 14202

DEPT. OF ASSESSMENT  
AND TAXATION

Dear Marty:

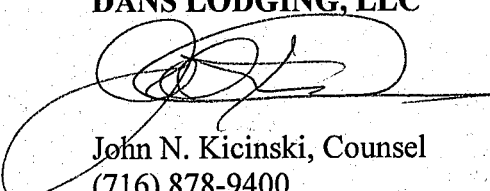
As a follow-up to our previous discussions, enclosed please find our application for real property tax exemption under Section 485-a in connection with the above-referenced Property. We greatly appreciate your time and consideration in reviewing this project.

Should you have any questions, or need any additional information, please feel free to contact me.

Thank you.

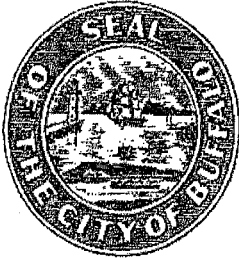
Sincerely,

**BENDERSON DEVELOPMENT COMPANY, LLC AND  
DANS LODGING, LLC**



John N. Kicinski, Counsel  
(716) 878-9400

ceg/jnk  
J:\lease\ceg\IDA\5111 - Former Holiday Inn\VP#5111.ltr1.docx



# CITY OF BUFFALO

## Certificate of Occupancy

Certificate No.: 14807

44

In accordance with the appropriate laws of the State of New York and/or the Ordinances of the City of Buffalo the structure(s) located at **618 DELAWARE** Buffalo, New York, having been inspected and found to conform substantially to applicable laws, ordinances, rules or regulations, said structure(s) is hereby certified for occupancy. This certificate is issued subject to the limitation herein specified and is valid until revoked unless automatically voided by the conditions set forth on the reverse side of this certificate.

*James Comerford Jr.*  
Commissioner of Permit and Inspection Services

Date Issued: 11/20/2018

Total Occupancy: 109 ROOMS AND ONE RESTAURANT

No. Units: 0

No. Stories: 8

No. Rooms: 109

Building Type: 1B

Zoning District: N-1C

Smoke Detectors: 07/20/2018

CO2 Detectors: 07/20/2018

Construction: NON-COMB

Class: R2, A

Inspector: CHARLES DIDIO

Date Inspected: 11/15/2018

Expiration Date: 11/20/2021

Application Codes:

MDL Law: N

City Ordinance: Y

Zoning Ordinance: Y

Title 19: Y

NYSUBC(19): N

International Code: N

New Tenement Law: N

Permit No.: 9421227

Permit Date: 03/29/2017

Receipt No.: 9421227

Stories:

BASEMENT  
1ST FLOOR  
2ND FLOOR  
3RD FLOOR  
4TH FLOOR  
5TH FLOOR  
6TH FLOOR  
7TH FLOOR  
8TH FLOOR  
PENTHOUSE

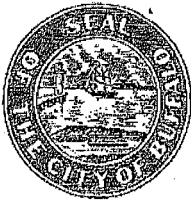
UTILITIES AND 4 APARTMENTS  
LOBBY, RESTAURANT/BAR AND POOL  
15 ROOMS  
15 ROOMS  
15 ROOMS  
15 ROOMS  
15 ROOMS  
15 ROOMS  
15 ROOMS  
UTILITIES

RECEIVED

DEC 14 2018

DEPT ASSESSMENT/TAXATION

SEE REVERSE SIDE



**CITY OF BUFFALO**  
**DEPARTMENT OF ECONOMIC DEVELOPMENT,**  
**PERMIT & INSPECTION SERVICES**

**OFFICE OF THE COMMISSIONER**



BYRON W. BROWN  
Mayor

JAMES COMERFORD, Jr.  
Deputy Commissioner

## **Certificate of Compliance**

414

**Number 28629**

In accordance with the appropriate laws of the State of New York and or the ordinances of the City of Buffalo, the structures at **618 DELAWARE** Buffalo, New York, having been inspected and found to conform substantially to applicable laws, ordinances, rules or regulations, the portion identified on this certificate is hereby certified for occupancy. This compliance certificate is subject to the limitations specified herein and is valid until revoked unless automatically voided by this certificate being altered in any manner if there is any violation of a law or ordinance found to exist subsequent to the issuance of the certificate, i.e. continued compliance with applicable codes and ordinances is required.

  
**Director of Permits & Inspections**

**Date Issued: 09/07/2018**

**Building Classification: TYPE 1B NON-COMBUSTIBLE-UNPROTECTED**

**Occupancy: A-2**

**Building Permit(s) Number: GC18-9448452    Date Issued: 04/24/2018**

**Building Inspector: CHARLES DIDIO**

**Date of Inspection: 09/06/2018    Receipt Number: PER PERMIT**

**Portion of Building being inspected and certified: RESTAURANT "STARBUCKS."**



**CITY OF BUFFALO**  
**DEPARTMENT OF**  
**ASSESSMENT & TAXATION**



BYRON W. BROWN  
MAYOR

MARTIN F. KENNEDY  
COMMISSIONER

March 1, 2019

Benderson Development Co. Inc.  
570 Delaware Ave.  
Buffalo, NY 14202

Re: 485-a Real Property Tax Exemption  
Re: 618 Delaware  
SBL # 100.70-5-2 Bill # 01418900  
Assessed Value: \$3,800,000.  
Increase in assessment: \$2,640,000.

Dear John N Kicinski,

Your application for an RPTL 485-a real property tax exemption has been approved for the above referenced property.

This exemption is for a period of twelve years, and will commence with the City of Buffalo 2019-2020 fiscal year tax and assessment roll. The exemption is calculated on the increase in assessment noted above.

Years	Percentage
1 – 8	100%
9	80%
10	60%
11	40%
12	20%

The remainder of the assessment will remain taxable during this period.

If you have any questions, please do not hesitate to call me at 716-851-5748.

Sincerely,

Judith A. McCabe

Assessor